RECORD & RETURN TO:
Community Title Company, LLC
2200 Abbott Martin Road
P.O. Box 150844
Nashville, TN 37215

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 3,030,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF October, 2005.

NOTARY PUBLIC

My commission expires: 1/27/07

SEAL

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 11/02/05 14:23 2 pgs
Fees:13.00 Taxes:11211.00

20051102-0132699

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Atty.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Prepared from information supplied by the purchaser.

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brentwood Marketplace c/o Ken Seo 4121 Hillsboro Rd Nashville, TN 37215	Union Central Life Ins. Co. c/o 1st Trust Bank Commercial Real Estate Lending Division 6525 Quail Hollow Rd. Suite 513 Memphis, TN 38120	161-44

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALLIANT PARTNERS I, GP, a Tennessee general partnership,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRENTWOOD MARKETPLACE, LLC**, hereinafter called **"GRANTEE,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Revised Final Plat of Brentwood Marketplace of record as Instrument No. 20050701-0076237 in the Register's Office for Davidson County, Tennessee, and more particularly described according to a Survey prepared by Tony Reasons, II, Tenn. R.L.S. No. 1635, dated October 18, 2005, as follows:

Beginning at an old iron rod in the south R.O.W. of Old Hickory Boulevard at the northeast corner of this lot and the northwest corner of Lot 1 of said subdivision; thence on lines with Lot 1 of said subdivision the following calls: South 40 deg. 49 min. 44 sec. West 61.50 feet to an old iron rod; South 07 deg. 39 min. 25 sec. West 109.47 feet to an old iron rod; along a curve to the left with radius of 45.00 feet, length of 46.56 feet and chord bearing South 21 deg. 59 min. 02 sec. East 44.51 feet to an old iron rod; South 51 deg. 37 min. 30 sec. East 52.33 feet to an old iron rod in a line of Creekside at Brentwood; thence with Creekside at Brentwood the following calls: South 19 deg. 04 min. 51 sec. West 240.34 feet to an old iron rod; North 67 deg. 58 min. 38 sec. West 234.02 feet to an old iron rod; North 7 deg. 39 min. 25 sec. East 186.65 feet to an old iron rod at the southwest corner of Lot 2 of Brentwood Marketplace subdivision; thence with Lot 2 the following calls: North 82 deg. 20 min. 35 sec. West 102.30 feet to an old iron rod; along a curve to the left with radius of 60.00 feet, length of 94.25 feet and chord bearing North 52 deg. 39 min. 25 sec. East 84.85 feet to an old iron rod; North 7 deg. 39 min. 25 sec. East 208.65 feet to an old iron rod in the south R.O.W. of Old Hickory Boulevard; thence with said R.O.W., South 49 deg. 10 min. 16 sec. East 93.97 feet to the point of beginning.

Being part of the same property conveyed to Alliant Partners I, GP, a Tennessee general partnership, by Special Warranty Deed from Alan D. Revelette and wife, Candace Revelette, of record as Instrument No. 20040305-0025833 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Metropolitan Nashville/Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plats of record as Instrument No. 20041210-0147236, Instrument No. 20050701-0076237 and Instrument No. 20040220-0019757 in the Register's Office for Davidson County, Tennessee.
4. Drainage Easement and Development Agreement of record as Instrument No. 20040305-0025834 in said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20040920-0113053 in said Register's Office.
6. Utility Easement of record as Instrument No. 20050606-0064353 in said Register's Office.
7. Easements for Drainage Facility of record in Book 7859, page 398, and Book 9444, page 27, in said Register's Office.
8. Access to Family Cemetery of record in Book 4600, page 99, in said Register's Office.

This property is also known as improved property located at 493 Old Hickory Blvd, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 28th day of October, 2005.

ALLIANT PARTNERS I, GP, a Tennessee general partnership

BY: S & J Investments of Franklin, LLC, Its Managing Partner

By: _____
Richard W. Sebastian, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John Cobb Rochford, a Notary Public in and for the County and State aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of S & J Investments of Franklin, LLC, Managing Partner of Alliant Partners I, GP., a Tennessee general partnership, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument on behalf of Alliant Partners I, GP, a Tennessee general partnership, for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, TN, this 28th day of October, 2005.

My commission expires:
1/27/07

_____
Notary Public (SEAL)

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE